

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	28 Jackson Blvd.	Date:	March 20, 2015
Perm. Parcel No:	811-01-056	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Katherine Crockett	Maximum Occupancy:	6 persons
Mail to:	Loriann Tumino	Property:	Legal Conforming [X]
	1208 Garland Ave.		Legal Non-Conforming []
	Garfield Heights, OH 44125		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**EXTERIOR ITEMS:**

1. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Repair or rebuild the window-well to the basement window.
2. All windows must be intact, operable, glazing putty and with seals in good condition and painted. Replace all missing screens. Or replace all obsolete windows with new replacement windows.
3. Scrape and paint wood trim around front and side door.

**GENERAL GARAGE ITEMS:**

1. Power wash vinyl siding.
2. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Install missing 2x4 framing for window. Replace damaged 2x4 studs on back wall.
3. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Remove and replace 6 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Replace 4 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Level 2 squares of public sidewalk.
4. Level or replace the step to side door to make riser a max height of 8 ¼". All steps must be equal at side door.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.**

**CITY OF BEDFORD BUILDING DEPARTMENT**

**Inspector: Robert Brown**

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**GENERAL ELECTRICAL ITEMS:**

1. We recommend you install a 100-Amp panel.
2. Consolidate all other panels/disconnects into a new panel. Multiple connectors are doubled up in old fuse box and several holes in the back of the box.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted or broken.
4. Replace broken pull-chain light fixture in basement above laundry tub.

**GENERAL PLUMBING ITEMS:**

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Install an air admittance valve and p-trap under kitchen sink.
4. Remove toilet drain under basement floor to include but not limited to: Removal and replacement of the DWV for the stack/toilet in the basement, and the floor drain or clean-out next to the furnace. When removing the incorrect installation of this piping in the area of the stack the toilet drain will be permanently removed. The correct adaptors from cast iron pipe to plastic or clay pipe will need to be used. A full size cleanout will need to be installed, also the floor drain will need to be replaced. These items are located in the area of the stack. This work requires a permit must be performed by a *Licensed Plumber*.
5. Remove Fernco fittings on kitchen drain and use the correct no-hub band fittings to include the replacement of the drain from basement to under kitchen sink.

**GENERAL HVAC ITEMS:**

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
2. Replace the obsolete gas valve at the furnace and hot water tank with the correct ¼-turn gas shut-off valve.
3. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.
4. Replace dryer vent from appliance to termination vent.

**BASEMENT ITEMS:**

1. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. Or replace the basement windows with new, vented glass block assemblies.

**KITCHEN ITEMS**

1. Install a new gas valve on the stove supply line behind the stove.
2. Replace cupboard floor under kitchen sink.
3. Replace chipped and rusted kitchen sink.
4. Replace loose wall tile above the sink and under window.

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**BATH ITEMS:**

1. Caulk all gaps between tub/floor and tub/wall.
2. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl bolt caps...
3. Caulk backsplash of sink.
4. Re-grout tile walls and shower enclosure.
5. Re-glaze front of tub.

**INTERIOR ITEMS**

1. Remove the keyed deadbolt on the front and side door and install a thumb-turn device in its place.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*